

UNIT 1501
THE COTTAGES AT STONEY CREEK
OR 1518/1834

SEBASTIAN DEAN HERMAN
96058 COTTAGE COURT
FERNANDINA BEACH, FL 32034

2023

25-2N-28-027C-1501-0000

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Floor		1 100	0278300		0				2008	2008	100	100	0	
Recreation	POOL	POOL 100	1 CONDO - 100% - 2020 SQFT=1631 HX Base Yr 2020											
Location	EXTERIOR	EXTERIOR 100												
View	WOODS	WOODS 100												
Desirability	TOWNHOUSE	TOWNHOUSE 100												
Balcony	FOP	FOP 100												
Parking	B/I GARAGE	B/I GARAGE 100												
Bedrooms		3 100												
Bathrooms		2.5 100												
Oth Rooms		2 100												
Quality		03 Quality Level 03												
DOR CODE		0400 CONDOMINIUM												
MAP NUM		MKT AREA 04												
NEIGHBORHOOD/LOC		4076.00												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE										
TOTALS		0	0											

96058 COTTAGE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		244,000
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		0
TOTAL MARKET VALUE		244,000
SOH/AGL Deduction		90,167
ASSESSED VALUE		153,833
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,833
TOTAL JUST VALUE		244,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19006	NEW CONSTR	0	01/01/2006
B19007	NEW CONSTR	0	01/01/2006
C19006	CO ISSUED	0	01/01/2006
C19007	CO ISSUED	0	01/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2291/0918	7/17/2019	WD	Q	I	02	158,000
GRANTOR: 96058 COTTAGE COURT L						
GRANTEE: SEBASTIAN DEAN HERM						
1966/0966	2/24/2015	QC	U	I	11	100
GRANTOR: RICHARDSON MICHAEL C						
GRANTEE: 96058 COTTAGE COURT						

BUILDING NOTES

BUILDING DIMENSIONS

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV